



Saint Paul Planning Commission

City Hall Conference Center Room 40
15 Kellogg Boulevard West

Agenda

Christopher B. Coleman,
Mayor

January 13, 2012
8:30 – 11:00 a.m.

Saint Paul
Planning Commission

Chair

Jon Commers

First Vice Chair

Barbara A. Wencil

Second Vice Chair

Paula Merrigan

Secretary

Anthony Fernandez

I. Approval of minutes of December 30, 2011.

II. Chair's Announcements

III. Planning Director's Announcements

IV. PUBLIC HEARING: North End South Como District 6 Plan – Item from the Neighborhood Planning Committee. (*Penelope Simison, 651/266-6554*)

V. Zoning Committee

SITE PLAN REVIEW – List of current applications. (*Tom Beach, 651/266-9086*)

OLD BUSINESS

#11-299-652 Cityview Apartments, Inc. – Rezoning from B2 Community Business to T2 Traditional Neighborhood. 743 3rd Street East. (*Sarah Zorn, 651/266-6570*)

#11-308-683 Cityview Apartments, Inc. – Conditional Use Permit for conversion of commercial storefront to residential use. 743 3rd Street East. (*Sarah Zorn, 651/266-6570*)

#11-307-389 Marquette Apartments LLC (Western) – Rezoning from RM2 Medium-Density Residential to T2 Traditional Neighborhood. 204 Western Avenue N, NE corner at Dayton. (*Kate Reilly, 651/266-6618*)

NEW BUSINESS

#11-310-568 Metropolitan State University – Conditional Use Permit for a wind turbine on a freestanding pole 104 feet high. 645 7th Street East, between Maria and Mounds. (*Kate Reilly, 651/266-6618*)

VI. Comprehensive Planning Committee

Greater Lowertown Master Plan Summary – Recommendation to release for public review and set public hearing for Feb. 24, 2012.

VII. Neighborhood Planning Committee

VIII. Transportation Committee

IX. Communications Committee

Planning Director
Donna Drummond

Pat Connolly
Gene Gelgelu
Bree Halverson
Richard Kramer
Gaius Nelson
Christopher Ochs
Trevor Oliver
Julie Perrus
Marilyn Porter
Betsy Reveal
Tony Schertler
Robert Spaulding
Terri Thao
Jun-Li Wang
Daniel Ward II
David Wickiser

X. Task Force Reports

XI. Old Business

XII. New Business

XIII. Adjournment

Information on agenda items being considered by the Planning Commission and its committees can be found at www.stpaul.gov/ped, click on Planning.

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.

**Saint Paul Planning Commission &
Heritage Preservation Commission**
MASTER MEETING CALENDAR

WEEK OF January 9-13, 2012

Mon (9)

**4:00-
5:30 p.m.** **Transportation Committee**
(Christina Morrison, 651/266-6546)

13th Floor – CHA
25 Fourth Street West

Continue discussion of checklist for CUP applicants to exceed maximum parking.

Tues (10)

**4:00-
5:30 p.m.** **Comprehensive Planning Committee**
(Penelope Simison, 651/266-6554)

13th Floor – CHA
25 Fourth Street West

Greater Lowertown Master Plan Summary – Recommendation to release for public review and set public hearing for February 24, 2012. *(Lucy Thompson, 651/266-6578)*

Weds (11)

Thurs (12)

5:00 p.m. Heritage Preservation Commission

Room 40 City Hall
Lower Level
Enter building on 4th Street
15 W. Kellogg Blvd.

Staff Announcements

2012 HPC Revised Meeting Schedule
December Design Review Statistics
January Legislative Hearing Notification

Discussion

2012 HPC Work Plan

Annual Meeting

Draft Annual Report and permit statistics
Election of officers for 2012 (Nominating Committee)

Committee Reports

Education Committee *(Ferguson, Trout-Oertel)*
Lowertown Master Plan Steering Committee *(Ferguson)*
3M Advisory Committee/Workgroups update *(Trimble, Mazanec)*

Fri (13)

8:30- Planning Commission Meeting
11:00 a.m. *(Donna Drummond, 651/266-6556)*

Room 40 City Hall
Conference Center
15 Kellogg Blvd.

PUBLIC HEARING: North End South Como District 6 Plan – Item from the Neighborhood Planning Committee. *(Penelope Simison, 651/266-6554)*

Zoning..... SITE PLAN REVIEW – List of current applications. *(Tom Beach, 651/266-9086)*

OLD BUSINESS

#11-299-652 Cityview Apartments, Inc. – Rezoning from B2 Community Business to T2 Traditional Neighborhood. 743 3rd Street East. *(Sarah Zorn, 651/266-6570)*

#11-308-683 Cityview Apartments, Inc. – Conditional Use Permit for conversion of commercial storefront to residential use. 743 3rd Street East. *(Sarah Zorn, 651/266-6570)*

#11-307-389 Marquette Apartments LLC (Western) – Rezoning from RM2 Medium-Density Residential to T2 Traditional Neighborhood. 204 Western Avenue N, NE corner at Dayton. *(Kate Reilly, 651/266-6618)*

NEW BUSINESS

#11-310-568 Metropolitan State University – Conditional Use Permit for a wind turbine on a freestanding pole 104 feet high. 645 7th Street East, between Maria and Mounds. *(Kate Reilly, 651/266-6618)*

Comprehensive Planning

Committee..... Greater Lowertown Master Plan Summary – Recommendation to release for public review and set public hearing for February 24, 2012. *(Lucy Thompson, 651/266-6578)*

**Saint Paul Planning Commission
City Hall Conference Center
15 Kellogg Boulevard West**

Minutes December 30, 2011

A meeting of the Planning Commission of the City of Saint Paul was held Friday, December 30, 2011, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. Perrus, Porter, Reveal, Thao, Wencl; and
Messrs. Commers, Connolly, Fernandez, Gelgelu, Kramer, Nelson, Ochs, Oliver,
Spaulding, and Ward.

Commissioners Absent: Mmes. *Halverson, *Merrigan, *Wang and Messrs. *Schertler, and *Wickiser.
*Excused

Also Present: Patricia James, Allan Torstenson, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes December 16, 2011.

MOTION: *Commissioner Wencl moved approval of the minutes of December 16, 2011.
Commissioner Ward seconded the motion. The motion carried unanimously on a voice vote.*

II. Chair's Announcements

Chair Commers announced that the commissioners should have received an email from Commissioner Thao about the holiday party on January 17th at 5:30–7:30 p.m. Commissioner Thao reported that it will be at On's Kitchen.

III. Planning Director's Announcements

Patricia James, Principal City Planner filling in for the Planning Director, had no announcements.

IV. Zoning Committee

STAFF SITE PLAN REVIEW – List of current applications. *(Tom Beach, 651/266-9086)*

One item came before the staff Site Plan Review Committee on Tuesday, January 3, 2012:

- McDonalds, demo existing / build new restaurant with drive thru window, 2322 West 7th St.

Two items to come before the staff Site Plan Review Committee on Tuesday, January 10, 2012:

- Lewis Park Apartments, 7 new parking stalls and rain garden, 180 Wayzata Street.
- Midway Chev, building remodel and parking, 1389 University Avenue.

OLD BUSINESS

#11-299-652 Cityview Apartments Inc. – Rezoning from B2 Community Business to T2 Traditional Neighborhood and Conditional Use Permit for conversion of commercial storefront to residential use. (Sarah Zorn, 651/266-6570)

Commissioner Kramer announced that this case has been laid over to the January 5, 2012, Zoning Committee meeting.

NEW BUSINESS

#11-305-260 Dancers Studio – Conditional Use Permit for a dance hall. 415 Pascal Street North between University and St. Anthony. (Sarah Zorn, 651/266-6570)

Commissioner Kramer announced that this case has been laid over to the January 19, 2012, Zoning Committee meeting.

#11-307-389 Marquette Apartments LLC – Rezoning from RM2 Medium-Density Residential to T2 Traditional Neighborhood. 204 & 208 Western Avenue North, NE corner at Dayton. (Kate Reilly, 651/266-6618)

Commissioner Kramer announced that this case has been laid over to the January 5, 2012, Zoning Committee meeting.

Commissioner Kramer announced the items on the agenda for the next Zoning Committee meeting on Thursday, January 5, 2012.

V. Comprehensive Planning Committee

Parkland Dedication Amendments – Release draft amendments to Sec 69.511, Parkland dedication requirements, of the Subdivision Regulations for public review and set public hearing for February 10, 2012. (Allan Torstenson, 651/266-6579)

Allan Torstenson, PED staff, said that in November the Planning Commission initiated a zoning study to consider two specific amendments to the parkland dedication requirement of the subdivision regulations. The first is an amendment to base the amount of the required parkland dedication at the time of platting just on the total area of new lots being created for new residential, commercial or industrial development that would create a need for additional parkland, and not on lots for which the use would be unchanged or for something that would not create a need for additional parkland. The second is an amendment to decouple the parkland dedication requirement at the time of building permits from parking, and replace it with different measures of density and intensity of use that would result in a similar amount of parkland dedication so that even if a development has no parking there would still be a parkland dedication requirement proportionate to the need for parkland created by the development.

The parkland dedication requirements were adopted in 2007, based on state enabling legislation, as part of Saint Paul's subdivision regulations. It has a two part parkland dedication requirement, part at the time of platting and part at the time of building permits.

The state enabling legislation for municipal parkland dedication requirements is narrowly written for conformance with language in the Fifth Amendment to the U.S. Constitution, and in the state constitution, that private property shall not be taken for public use without just compensation. It gives municipalities authority to require dedication of land for such things as streets and parks under a very limited set of circumstances, only to the extent that the subdivision itself creates a need for new public streets or parkland proportionate to the amount of the dedication. It does not provide authority to require parkland dedication for the creation of new lots that do not create a need for additional parkland.

The parkland dedication requirement at the time of building permits currently uses parking as a proxy measure of density and intensity of use, so that the parkland dedication requirement is proportionate to the need for parkland created by the development as required by state law, because the amount of parking it is always known and is relatively easy to track. Since it was adopted, however, there has been concern about the possibility of new development that may increase the need for parkland even though the new development has little or no parking. This is a concern for areas such as Downtown and Central Corridor that may need less parking because of good transit service. The Central Corridor Development Strategy recommends decoupling the parkland dedication requirement at the time of building permits from parking.

Commissioner Spaulding noted that the draft new parkland dedication requirements at the time of building permits based on number of dwelling units and the gross floor area of commercial and industrial development would result in a similar amount of parkland dedication as the current requirement based on the number of parking spaces.

Mr. Torstenson referred to an attachment comparing the parkland dedication requirements for recent projects to what the parkland dedication requirements would be for the projects under the draft new language. He also noted attachments showing total parkland dedication fees collected in the four years since the parkland dedication requirements were adopted.

Commissioner Ward asked about cash in lieu of land for projects where there isn't appropriate land available for parkland dedication.

Mr. Torstenson explained that for smaller projects it is almost always cash in lieu of land. The City can require the land where it is appropriate, such as for the Upper Landing, the Koch-Mobil site, and the West Side Flats where previous industrial land is being developed for high density residential uses and more parkland is needed. Parks does not want to require land dedication if the amount of land is so small it's not useful. Parks recommends whether the dedication should be land or cash in lieu of land, and the City Council would need to accept the land.

MOTION: *Commissioner Reveal moved the Comprehensive Planning Committee's recommendation to release the draft for public review and set a public hearing for February 10, 2012. The motion carried unanimously on a voice vote.*

Commissioner Reveal announced the items on the agenda for the next Comprehensive Planning Committee meeting on Tuesday, January 10, 2012.

VI. Neighborhood Planning Committee

Commissioner Wencil announced that the next Neighborhood Planning Committee meeting is on Wednesday, January 18, 2012.

VII. Transportation Committee

Commissioner Spaulding announced the items on the agenda for the next Transportation Committee meeting on Monday, January 9, 2012.

VIII. Communications Committee

Commissioner Thao announced that the Communications Committee will be meeting on Friday, January 13, 2012.

IX. Task Force Reports

None.

X. Old Business

None.

XI. New Business

None.

XII. Adjournment

Meeting adjourned at 9:00 a.m.

Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,



Donna Drummond
Planning Director

Approved _____
(Date)

Anthony Fernandez
Secretary of the Planning Commission

**AGENDA
ZONING COMMITTEE
OF THE SAINT PAUL PLANNING COMMISSION
Thursday, January 19, 2012 3:30 P.M.
City Council Chambers, Room #300
Third Floor City Hall - Saint Paul, Minnesota**

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Zoning Committee will determine the order of the agenda at the beginning of its meeting.

APPROVAL OF JANUARY 5, 2012, ZONING COMMITTEE MINUTES

SITE PLAN REVIEW – List of current applications (Tom Beach, 651-266-9086)

NEW BUSINESS

- 1 12-001-105 Westway Terminal 1 Catwalk**
Conditional use permit for an elevated fall protection platform
2175 Childs Road, 1000 feet north of Terminus of Childs Rd
I2
Josh Williams 651-266-6659

- 2 11-313-532 Westway Terminal 2 Catwalk**
Conditional use permit for an elevated fall protection platform
2225 Childs Road, SW Teminus of Childs Road
I2
Josh Williams 651-266-6659

DISCUSSION

Guidelines for conditional use permits to increase off-street parking maximums
City-wide
Kate Reilly

ADJOURNMENT

ZONING COMMITTEE MEMBERS: Call Patricia James at 266-6639 or Samantha Langer at 266-6550 if you are unable to attend the meeting.

APPLICANT: You or your designated representative must attend this meeting to answer any questions that the committee may have.



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-228-3220

DATE: January 6, 2012
TO: Planning Commission
FROM: Zoning Committee
SUBJECT: Results of January 5, 2012 Zoning Committee Hearing

OLD BUSINESS

	<u>Staff</u>	<u>Recommendation Committee</u>
1. Cityview Apartments Inc (11-299-652) Rezoning from B2 Community Business to T2 Traditional Neighborhood	Approval	Approval (3 - 0)

Address: 743 3rd St E
NW corner at Maple

District Comment: District 4 had not responded

Support: 0 people spoke, 0 letters

Opposition: 0 people spoke, 0 letters

Hearing: Hearing is closed

Motion: Approval

	<u>Staff</u>	<u>Recommendation Committee</u>
2. Cityview Apartments Inc (11-308-683) Conditional use permit for conversion of commercial storefront to residential use	Approval with conditions	Approval with conditions (3 - 0)

Address: 743 3rd St E
NW corner at Maple

District Comment: District 4 had not responded

Support: 0 people spoke, 0 letters

Opposition: 0 people spoke, 0 letters

Hearing: Hearing is closed

Motion: Approval

		<u>Recommendation</u>
		<u>Staff</u> <u>Committee</u>
3.	Marquette Apartments LLC (11-307-389) Rezoning from RM2 Medium-Density Residential to T2 Traditional Neighborhood	Approval Approval (4 - 0)

Address: 204 Western Ave N
NE corner at Dayton

District Comment: District 8 made no recommendation

Support: 0 people spoke, 0 letters

Opposition: 0 people spoke, 0 letters

Hearing: Hearing is closed

Motion: Approval

NEW BUSINESS

		<u>Recommendation</u>
		<u>Staff</u> <u>Committee</u>
4.	Metropolitan State University (11-310-568) Conditional use permit for a wind turbine on a freestanding pole 104 feet high	Approval Laid Over (4 - 0)

Address: 645 7th St E
between Maria and Mounds

District Comment: District 4 recommended approval

Support: 0 people spoke, 3 letters

Opposition: 0 people spoke, 0 letters

Hearing: Hearing is open

Motion: Laid over to February 2, 2012

city of saint paul
planning commission resolution
file number _____
date _____

WHEREAS, City View Apartments Inc., File # 11-299-652, has applied for a Rezoning from B2 Community Business to T2 Traditional Neighborhood under the provisions of § 61.801(b) of the Saint Paul Legislative Code, on property located at 743 3rd St E, Parcel Identification Number (PIN) 322922140187, legally described as Lyman Dayton Addition Ex Alley Nely 3 50/100 Ft Of Lot 2 And All Of Lot 1 Blk 34; and

WHEREAS, the Zoning Committee of the Planning Commission, on December 22, 2011, and January 5, 2012, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of § 61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The property consists of two primary structures. One structure, facing East 3rd Street, is a two-story commercial building. The upper level has been used as a residential unit for several years. According to DSI records the lower level has been used as a residential unit within the last few years, which is not a permitted use in the B2 district. The second structure faces Maple Street and is a three-unit residential building.
2. The applicant has applied to rezone the property from B2 to T2 for the purpose of adding a second residential unit to the first floor of the existing commercial structure.
3. The proposed zoning is consistent with the way this area has developed. Both 3rd and Maple are primarily residential streets with some scattered commercial uses and larger multifamily structures. The T2 district is better suited for this site and the intersection in general, due to its proximity to low density residential uses.
4. The proposed zoning is consistent with the Comprehensive Plan. The Land Use Chapter's Generalized 2030 Future Land Use map designates 3rd Street as a Residential Corridor. The plan encourages the development of medium density multi-family housing along Residential Corridors (LU1.19). The District 4 plan promotes the reuse, instead of demolition, of existing commercial buildings (C3).
5. The proposed zoning is compatible with the existing commercial and single and multifamily residential uses. The range of uses permitted under the T2 zoning is compatible with varying intensities of commercial and residential uses. Development standards associated with the Traditional Neighborhood districts will ensure that a pedestrian friendly character, neighborhood scale, and positive commercial/residential interface are maintained.

moved by _____
seconded by _____
in favor _____
against _____

6. Court rulings have determined that "spot zoning" is illegal in Minnesota. Minnesota courts have stated that this term *"applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and creates an island of nonconforming use within a larger zoned district, and which dramatically reduce the value for uses specified in the zoning ordinance of either the rezoned plot or abutting property."* The proposed T2 zoning is compatible with both surrounding uses and zoning. The area is already characterized by business and traditional neighborhood zoning at intersections that are surrounded by residential zoning. Rezoning will not reduce the value of either the rezoned or surrounding properties for allowed uses. The rezoning would therefore not constitute "spot zoning".

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission, recommends to City Council, that the application of City View Apartments Inc. a Rezoning from B2 Community Business to T2 Traditional Neighborhood for property at 743 3rd St E be approved.

city of saint paul
planning commission resolution
file number
date

WHEREAS, City View Apartments Inc., File #11-308-683, has applied for a Conditional Use Permit for conversion of commercial storefront to residential use under the provisions of §61.501 of the Saint Paul Legislative Code, on property located at 743 3rd St E, Parcel Identification Number (PIN) 322922140187, legally described as Lyman Dayton Addition Ex Alley Nely 3 50/100 Ft Of Lot 2 And All Of Lot 1 Blk 34; and

WHEREAS, the Zoning Committee of the Planning Commission, on December 22, 2011, and January 5, 2012, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The property consists of two primary structures. One structure, facing East 3rd Street, is a two-story commercial building. The upper level has been used as a residential unit for several years. According to DSI records the lower level has been used as a residential unit within the last few years, which is not a permitted use in the B2 district. The second structure faces Maple Street and is a three-unit residential building.
2. The applicant has applied to rezone the property from B2 to T2 for the purpose of adding a second residential unit to the first floor of the existing commercial structure (ZF#11-299-652). In the T2 district, storefronts originally designed for commercial use may not be converted to more than 50 percent residential use without a conditional use permit. In addition, the "elements of traditional storefront design, where present, must be retained" (§66.341). The applicant has made the required conditional use permit application for the proposed residential conversion.
3. §61.501 lists five standards that all conditional uses must satisfy:
 - (1) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. The Land Use Chapter's Generalized 2030 Future Land Use map designates 3rd Street as a Residential Corridor. The plan encourages the development of medium density multi-family housing along Residential Corridors (LU1.19). The District 4 plan promotes the reuse, instead of demolition of existing commercial buildings (C3).
 - (2) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The existing ingress and egress is sufficient to serve the proposed residential conversion.

moved by _____
seconded by _____
in favor _____
against _____

- (3) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. The proposed conversion to residential space is in keeping with the primarily residential character of the area and will not be detrimental to the existing character of development in the immediate neighborhood nor endanger the public health, safety or general welfare.
- (4) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The use of the commercial structure as a purely residential building will not impede the normal and orderly development or improvement of the surrounding property.
- (5) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met. If the rezoning application is approved, the use will be located in a T2 district. The applicant will ensure that the use will comply with all code regulations applicable to a residential use in a commercial structure.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of City View Apartments Inc. for a Conditional Use Permit for conversion of a commercial storefront to residential use at 743 3rd St E is hereby approved subject to the following conditions:

1. The applicant shall receive a certificate of occupancy for the commercial structure for a two-unit building.
2. The applicant shall comply with all code regulations pertaining to residential uses in commercial structures.

city of saint paul
planning commission resolution
file number _____
date _____

WHEREAS, Marquette Apartments LLC, File # 11-307-389, has applied for a Rezoning from RM2 Medium-Density Residential to T2 Traditional Neighborhood under the provisions of § 61.801(b) of the Saint Paul Legislative Code, on property located at 204-208 Western Ave N, Parcel Identification Number (PIN) 012823120032, legally described as Dayton And Irvines Addition S 1/2 Of Lot 5 And Ex E 10 5/10 Ft S 1/2 Of Lot 6 Blk 80; and 208 Western Ave N, and PIN 012823120031, legally described as Dayton And Irvine's Addition N 1/2 Of Lot 5 And Ex E 10 5/10 Ft N 1/2 Of Lot 6 Blk 80; and

WHEREAS, the Zoning Committee of the Planning Commission, on December 22 and January 5, 2012, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of § 61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. This application is to rezone the properties at 204 and 208 Western Avenue N from RM2 (multi-family) to T2 (traditional neighborhood) in order to permit commercial uses on the ground floor of the properties.
2. The applicant needs to rezone the properties in order to put commercial uses in the ground floor commercial space because the previous nonconforming use (beauty salon) was replaced by a conforming use (College of Visual Arts). The zoning code states that a nonconforming use can not be resumed if replaced by a conforming use.
3. The proposed zoning is consistent with the way this area has developed. The T2 zoning district permits a variety of residential and commercial uses. T2 zoning is designed for use in existing or potential pedestrian and transit nodes. §66.313 states the intent of the T2 traditional neighborhood district, which is to encourage a variety of uses and housing types, with careful attention to the amount and placement of parking and transitions to adjacent residential neighborhoods. The area surrounding it features a variety of residential and commercial uses; the proposed zoning is consistent with the way this area has developed and with the historical zoning of the properties.
4. The proposed zoning is consistent with the 2030 Comprehensive Plan, Land Use Policy 1.24, *Support a mix of uses on Mixed-Use Corridors*. Selby Avenue is identified as a mixed-use corridor in the 2030 Comprehensive Plan, adopted in 2010. Selby is one block south of the site, and the Selby/Western node is mixed use in character. It is also consistent with the District 8 Plan Summary adopted in 2009, specifically Economic Development Policy 20, Encourage development that responds to the purchasing demands of neighborhood residents.

moved by _____
seconded by _____
in favor _____
against _____

5. The proposed zoning is compatible with surrounding uses, which are multi-family residential and B2 community business. T2 permits both residential and neighborhood-oriented commercial uses, consistent with the existing mix of uses in the area.
6. The petition for rezoning was found to be sufficient on November 29, 2011: 65 parcels eligible; 44 parcels required; 44 parcels signed.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission, recommends to City Council, that the application of Marquette Apartments LLC for a Rezoning from RM2 Medium-Density Residential to T2 Traditional Neighborhood for property at 204 and 208 Western Ave N be approved.